

VILLAGE OF ALDEN PLANNING BOARD

13336 Broadway
Alden, NY 14004-1394

APPROVED MINUTES OF THE MEETING ON May 18, 2016

Members Present: Chairman David Metz, Susan DeWitt, Dick Kegler, Doug Henry, Esther Kibbe, Paul Werner, CEO Joe Czechowski, Trustee Daluisio and Mezydlo, Mayor Manicki, Walter Schmidt, Will and Alex Sevryn and Sue Galbraith

Absent - Mike Green

Chairman David Metz brought the meeting to order at 7:30 PM. Chairman David Metz entertained a motion to accept the April meeting minutes.

Motion was made by Dick Kegler and seconded by Paul Werner. All were in favor and the motion was so moved and carried out.

New Business:

Will and Alex Sevryn updated the board on their ongoing progress on the W. Main St., patio home project SBL#108.18-2-3. They passed out preliminary folders with drafting's, informed the board the project is going great and expressed gratitude for the village's support. The model should be completed by the end of June. The Sevryn brothers also approached the board on the possibilities of developing property owned by Walter Schmidt off the end of Slade Dr. It is 173 acres, and consists of SBL # 119.06-2-4, # 119.06-2-6.1, # 119.06-2-8 and # 119.06-2-10. This sale would not include the property behind Dr. Kumar's office that would be retained by the present owner. They would need to do a wet land survey and a partial road connecting to Exchange St which would require rezoning. In the properly zoned areas, they would like to put 45 patio homes, town houses/apartments in commercial zone and single family homes on large lots in the open space, referring to it as phase II, with completion several years down the road. They admitted they had little experience in commercial real estate, and 30%-40% of the property is zoned commercial. They are looking at bringing in other partners for that portion. Based on the master plan, the Sevryn's would like to know what the board would like to see in the commercial area, which would be located behind the present Tops Market's location. CEO Czechowski informed them C-2 prohibits residential development, but R-C does allow commercial and residential (in multi-family). The board would not like to lose all possibilities of commercial development, but would consider R-C zoning, as there is no spot zoning in the village. According to the Vision Map of 2001, the commercial area is slated towards strip plaza, professional offices, gift shops, light industrial and restaurants as opposed to a big box store (subject to interpretation).

Trustee Daluisio, expressed the need for senior housing code compliant ADA Senior living complex.

The Sevryn's are aware of the village's stand to have a walkable community.

The board felt that if this property was developed, that the vacant land for sale on Exchange St. will follow suite. When questioning the utilities, Mayor Manicki explained that water and sewer terminate at the end of Slade Dr. Asking if they could use Septic for the larger lot single homes, the Mayor suggested the village may insist on sewers.

After the Sevryn's laid out their plans and were satisfied with the way the concept plan was forming, Walter Schmidt addressed the board on the parcel. He explained that he also has been doing a lot of homework on that same parcel, and since the Sevryn's questioned if they could do it, with commercial property, he thinks he would do it. Stating that half the property was wet lands, he would also consider patio home buildings, 100 ft. from the wet lands (1,000 ft. from Tops to the tree line, going farther south). Citing a concept plan John Bontrager drew up 50 years earlier to reflect the following: would cross the wet lands, put in a cult-de-sac, mini plaza, and 150 rental units with wide sidewalks for scooters/golf carts.

The Sevryn's based on the flexibility and suggestions of the board, are interested and will discuss it with Walt. They thanked the board for their time on this matter.

Old Business:

CEO Czechowski updated the board on ongoing projects.

Alden Medical Center – SBL#119.06-2-1.21 - the final site plan with revisions was approved by the village board.

Tim Horton's – SBL# 119.06-1-5.12 site plans revised and signed by the Mayor, contract awarded, and 2-3 weeks should see some action.

Metzger/Kraus –anticipating moving forward, waiting for Engineer.

Communications:

None

Chairman David Metz entertained a motion to adjourn the meeting. Motion was made by Doug Henry and seconded by Esther Kibbe. All were in favor and the meeting adjourned at 8:15 PM.

The next regular Planning Board meeting will be held on Wednesday, June 15, 2016 at 7:30 PM.

Submitted By,

Sue Galbraith
Secretary to the Village of Alden Planning Board